

2

VISION & PLAN



2.1 THE VISION

2.2 GUIDING GOALS



VISION & PLAN

2.1 THE VISION

The Specific Plan envisions the evolution of a sustainable mountain resort that preserves the Olympic legacy and day skier experience while expanding opportunities for families and other visitors. The Specific Plan offers a diversity of resort residential, visitor accommodations, retail, health and well-being and recreational opportunities while protecting and strengthening view corridors and ski operations and restoring Squaw Creek.

Development within the Plan Area would be focused on a pedestrian-oriented mixed-use core at the heart of the Village, where cultural events, and commercial and recreational opportunities create an active, healthy and vibrant resort atmosphere.

The Specific Plan consists of two main zones within the Village, organized on lands that have been largely developed or disturbed in the past:

- ▶ The Village Core – This zone is the center of the Resort. This area consists of the widest variety of uses within a high-density, active, tourist-related mixed-use fabric.
- ▶ The Village Neighborhoods – This zone consists of medium density resort residential neighborhoods and small-scale neighborhood serving commercial uses.

In addition, the Specific Plan includes the approximately 8.8-acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District and Fire Station), which is planned for employee housing,

off-site parking, and activities that are ancillary to the Village, such as receiving and distribution.

The intent of the Plan is to provide a logical guideline for growth, enhancement and renewal in the Village area while proposing high standards of resort design that advance smart growth principles. Figure 2.1- Illustrative Concept Plan illustrates one scenario of how the Specific Plan could be implemented.

2.2 GUIDING GOALS

The principles set forth in this Specific Plan build on the goals and policies set out in the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO). The following Goals establish the framework for the Specific Plan:

1. Implement the guidelines contained in the SVGPLUO to realize a balanced, vital, year-round destination resort center that is consistent with the community envisioned in the plan and reposition the resort to compete effectively with its international word-class peers and competitors.
2. Preserve the legacy of Squaw Valley by preserving key buildings, strengthening ski operations, protecting view corridors and concentrating the highest density development adjacent to the existing village.
3. Respect and honor the cultural and environmental setting by establishing a sustainable level of development consistent with the



Valley's history and current resource management and development practices.

4. Revitalize, enhance and renew the Village areas to create a series of compact, tourist-related mixed-use neighborhoods that are connected, safe and walkable.
5. Value flexibility and anticipate change while providing an innovative, dynamic development framework.
6. Reinforce community character and create a sense of place by anchoring the Village to the mountain environment through the use of a diversity of architectural expression; cohesive integration of lodging and new amenities with the mountain, and the establishment of a robust pedestrian open space network.
7. Create a resort with significant sustainable interests and a self-contained resort core that provides all necessary destination resort services and amenities to guests and residents on site.
8. Provide a comprehensive circulation, transit and parking plan that reinforces the creation of a convenient, sustainable and vibrant resort.

Throughout this document, Policies are described that support the achievement of meeting these Goals.

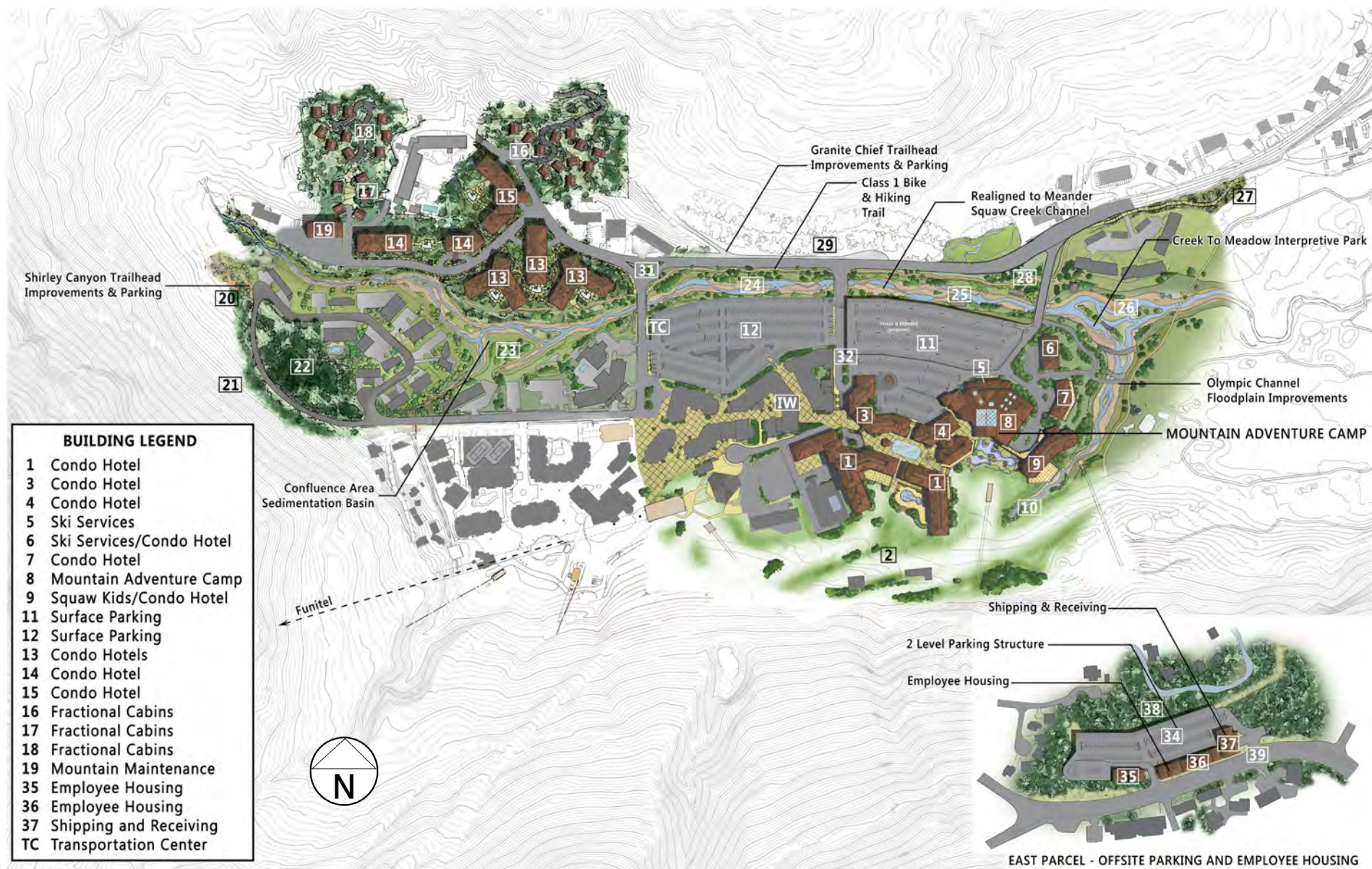


FIGURE 2.1-ILLUSTRATIVE CONCEPT PLAN

Note: Plan illustrates one scenario of how the Specific Plan could be implemented. Proposed land uses may vary between planning areas and buildings.